

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Jason Jones

Respondent

Civil Citation No. 006945

608 Coleraine Road

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on December 22, 2009 for a Hearing on a citation for violations under the Baltimore County Code (BCC) 13-7-310; 312; 13-7-401, 402, 403, failure to remove all junk, trash and debris from property, and failure to cut grass in rear yard on residential property known as 608 Coleraine Road, 21229

On October 29, 2009, pursuant to Baltimore County Code §3-6-205, Inspector Charles E. Krick issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The following persons appeared for the Hearing and testified: Jason Jones, Respondent; and Charles E. Krick, Baltimore County Code Enforcement Officer.

After proper consideration of all the evidence and testimony presented, the Hearing Officer finds:

A. A Correction Notice was issued on August 26, 2009 for removal of open dump/junk yard, removal of trash and debris, cut and remove tall grass and weeds. A \$82.90 property maintenance lien was imposed on October 26, 2009 for contractor services to cut the tall grass. This Citation was issued on October 29, 2009.

B. Inspector Charles Krick testified that the rear yard grass could not be cut because of the junk, trash and debris in the rear yard. Photographs in the file show large piles of debris including large piles of old wood or lumber. This violates prohibitions against the accumulation of junk, trash and debris on residential property, and prohibitions against creation of possible harborage for rats.

C. Respondent Jason Jones lives in the property. He testified that he is a teacher and that he has been making repairs with the assistance of his brother-in-law who is a licensed contractor. Some of the debris is from repairs of termite damage that was discovered after he bought the property. He stated that he will remove the junk and debris and cut the grass and comply with code requirements. Because compliance is the goal of code enforcement, and because this property does not have a recent history of code violations, the civil penalty will be rescinded if the violation is corrected within the time provided below.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$500.00 (five hundred dollars).

IT IS FURTHER ORDERED that the civil penalty will be RESCINDED and reduced to zero dollars if the violations are corrected by February 1, 2010.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty as authorized above shall be imposed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 8th day of January 2010.

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer

NOTICE TO RESPONDENT: The Respondent is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Respondent may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.